



June 7, 2012

Planning Commission  
City of Newport Beach  
3300 Newport Blvd.  
Newport Beach, CA 92663

RE: Newport Place Affordable Housing Amendment

Dear Planning Commissioners:

I would like to strongly express my concern and opposition to the proposed Amendment to the Newport Place Planned Community Plan. We are concerned that this Amendment will have a very negative impact on the nature of land use in Newport Place.

Our team and I have many years of practice and education working in commercial real estate. We know the challenges of redevelopment, particularly for projects in areas that historically, were not zoned for alternate uses such as housing. In this case, we are confident that current infrastructure and amenities will not support the high density residential development being considered here.

Many challenges will need to be addressed including problems with: police and fire protection services, arterial systems, utilities, environmental systems, conflicts in land uses, proximity to public services, and compatibility with neighboring development.

Additionally, residents in a new development here would suffer from a lack of amenities, surrounded by commercial and industrial uses. Residents would lack access to schools, libraries, public parks, grocery stores, restaurants, and entertainment. They would also have to put up with the noise and air pollution from John Wayne Airport.

We hope that you will heavily consider these costs as you make your decision.

Sincerely,

Greg Merage, CEO  
Merage Investment Group

